

Cedar Glen Disaster Recovery Redevelopment Project Area  
Project Area Committee

Friday, January 27, 2006  
Fire Station 91  
301 S. State Highway 173, Lake Arrowhead, CA  
1:30 PM

**DRAFT MINUTES**

**Members Present**

Dick Pretzinger	Resident Owner-Occupant (Chair)
Kevin Ryan	Resident Owner-Occupant
Larry Doetsch	Resident Second-Home Owner
Peter Markovich	Business Owner
Wayne Palmer	Christmas in April
Chuck Peters	Lake Arrowhead Comm. Chamber of Commerce (Vice Chair)

**Staff Present**

Patricia Cole	Interim Redevelopment Administrator
Michele Blakemore	County Counsel
Gary Hallen	Redevelopment Analyst
Jordan Price	Redevelopment Analyst
Robin Wilson	Redevelopment Analyst
Brian Turnbull	Deputy Director, Community Development & Housing
Danielle Borish	Field Representative 3 <sup>rd</sup> Supervisorial District

**Call to Order**

Meeting called to order by Dick Pretzinger at 1:30 p.m.

**Certification of Posting**

Staff certified the agendas were posted at the following locations:

Cedar Glen Post Office  
Fire Station 91  
Cedar Glen Trading Post and Hardware  
Lake Arrowhead Post Office

**Approval of Minutes**

Chuck Peters made a motion to approve the minutes of the PAC Meeting of November 4, 2005, seconded by Peter Markovich. Approved unanimously.

### **New Business**

#### **(A) Review the Cedar Glen Project Area Housing Construction Assistance and Rehab Programs**

Kevin Ryan asked what the terms were of the loan from the County to the Redevelopment Agency. Patricia Cole recalled the terms and then directed Mr. Ryan to the online archives of the Clerk of the Board so that he could see the December 6, 2005, Board Agenda Item in its entirety.

Kevin Ryan noted that the Redevelopment Agency was spending a large percent of the total 20 percent housing set-aside funds through the housing program. He indicated that the PAC did not have enough information available to make recommendations about housing programs.

Chuck Peters asked if the expenditure of housing funds were limited by prevailing wage. Staff noted that the expenditure of housing funds were not limited by prevailing wage but would check with Redevelopment Counsel.

A member of the public asked if the housing programs could be retroactive for those who have already begun rebuilding. Staff noted that a fire safety housing rehab program is an example of a type of program that could be utilized by individuals who have existing homes or those who have already begun rebuilding.

Dave Stewart asked if housing dollars could be spent outside of the Project Area, noting that some Old Fire survivors don't want to rebuild inside Cedar Glen. Staff indicated that they would check with Redevelopment Counsel.

Brian Turnbull noted that there were four things the County needed to find out:

- Survey the community to see who qualifies for the income restricted housing programs.
- Check to see if housing funds can be spent outside of the Project Area.
- Check prevailing wage issue.
- Check to see which programs could be available retroactively.

Patricia Cole reviewed a rough timeline for the creation, distribution and evaluation of housing surveys with the PAC.

Kevin Ryan asked if the PAC could be involved in the survey process—more than just as the recipient of the final product. Staff indicated that PAC members could review the survey prior to its distribution.

A member of the public asked a question about the County purchase of the Arrowhead Manor Water Company, the loan to the water company from the state, and the Lake Arrowhead Community Services District. Staff indicated that they would try to find the answers to these questions by the next PAC meeting.

A member of the public asked how long it will take to meet again. Staff responded it will take 12-13 weeks to get the information back to the community.

#### **(B) Selection of the New PAC Chair and Vice Chair**

The PAC voted to retain the current leadership of the committee. The motion passed unanimously.

### **Old Business**

None

### **Public Comments**

*How do residents find out about these programs? (Irving Slivey)*

Staff indicated that once the PAC reviews the programs, information will be mailed out to all residents.

*What is the percentage break down of who can receive assistance from the Redevelopment Agency? (Hugh Campbell)*

Staff indicated that according to California Redevelopment Law, the Redevelopment Agency is required to allocate the number of units they can provide assistance by income groups. These percentages are: 40% for very low-income households, 27 % for low-income households, and 33% for moderate-income households.

*Why is it stated that private enterprises could build up to 300 units during the life of the plan within the Project Area? (Lori Monson)*

Staff indicated that when the original plan was adopted, it projected that the market could build up to 300 units which is close to the number of homes destroyed in the Old Fire.

*How do you determine the gap the Agency can fund for a low- and moderate-income household? (Dave Stuart)*

Staff indicated that the applicant must meet one of the three income categories mentioned earlier.

### **PAC Members Comments**

None

### **Staff Comments**

Staff said they would try to keep all of the promises made at this PAC meeting.

Meeting adjourned at 3:15 p.m.

**Approved**

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**Chairman**